



## Strategies for Working with a Consolidated Plan

**Ask the Planning Dept. for a copy of the local Consolidated Plan.** The Consolidated Plan is required by HUD of all cities and towns that receive CDBG funding and describes a community's needs, resources, priorities, and proposed activities to be undertaken with certain HUD funding. The Plan, which must include opportunities for resident input and is updated annually, typically describes affordable housing needs and goals.

See how your project fits into the Plan and whether it can be seen as furthering the city/town's stated goals. If it does, this may make you eligible for additional assistance with both private and public funders. It can also be a useful way to get the support of elected officials

- **If you want to site it in a particular neighborhood, become involved in local community development efforts or neighborhood association meetings (if they exist).**
  - Go to meetings regularly and be an active participant, helping to shape neighborhood strategy. Listen to what people are saying are neighborhood priorities. Avoid going after a site clearly being targeted for another purpose without first convincing key city or neighborhood leaders that it is a good idea.
- **If you want to do rental housing but the community's priority is home- ownership, a possible approach might include:**
  - *Look at the existing building stock.* If it is primarily two to three family homes, that means that for every owner-occupied unit there is one or more rental units in the same house. Team up with a local housing developer to renovate several of these homes for sale to low and moderate-income homebuyers. Secure a rental subsidy for one rental unit in each house, and enter into an agreement with a willing purchaser of the home that they will receive the subsidy in exchange for leasing the unit to one of your clients, with your agreement to provide support services to the client and be "on-call" in the event of any problems. Link up with the housing group to provide training to the homebuyer on the rights and responsibilities of being a landlord and on the special needs of clients.
  - *Team up with other affordable housing developers* to have a portion of the units within a larger single-site or scattered-site development set-aside for supportive housing clients.
- **If the community's priority is the rehabilitation of existing blighted buildings.**
  - *Renovate a blighted landmark building that is seen as an eyesore.* It may be expensive, but can engender significant community support.
  - *Do a scattered site approach.* Purchase and renovate (either directly or in partnership with a housing group) a number of 1-4 family homes in the neighborhood. If your goal is to serve single individuals and existing units are too large, consider shared units.

- **If the community's priority is jobs.**

- *Design an employment-centered service strategy*, regardless of where the housing is sited, with the goal of moving clients toward work and self-sufficiency, and incorporate (through direct provision or linkage to other agencies) strong supports related to job placement, readiness, education and job retention.

**\*Communities with Consolidated Plans in Connecticut** : Bridgeport, Bristol, Danbury, East Hartford, Fairfield, Greenwich, Hamden, Hartford, Manchester, Meriden, Middletown, Milford, New Britain, New Haven, New London, Norwalk, Norwich, Stamford, Stratford, West Hartford, West Haven, Waterbury. The State plan is available through the Department of Economic and Community Development.

Source: *Piecing it all Together in your Community: Playing the Housing Game*; Learning to Use HUD's Consolidated Plan to Expand Housing Opportunities for People with Disabilities, Prepared by the Technical Assistance Collaborative, Inc, Boston, MA; December 1999. Also, Corporation for Supportive Housing Pilots Initiative Handbook.